0495397

98 OCT -2 PM 2:05

DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

PREPARED BY AND RETURN TO:

Lender's Title & Escrow LLC
783 Old Hickory Blvd. Suite 103/East
Brentwood, TN 37027
Ph. (615) 376-2261 Fax (615) 376-2265

PICK-UP

ADDRESS OF NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Walton Timothy Walker 1700 Eastland Ave. Nashville, TN 37206 98-1-252	SAME

TAX MAP - PARCEL NUMBERS: 083-06-348.00

WARRANTY DEED

THIS DEED, made and entered into this the 30th day of September, 1998, by and between DARDEN E. DAVIS, SR., hereinafter known as the **GRANTOR**, and WALTON TIMOTHY WALKER, hereinafter known as the **GRANTEE**;

Witnesseth

THAT FOR AND IN CONSIDERATION of the sum of **Ten Dollars ($10.00)**, cash in hand paid, receipt of which is hereby acknowledged, and other good and valuable consideration, the **GRANTOR** has bargained and sold and does hereby grant and convey unto the **GRANTEE,** their heirs and assigns, with covenants of general warranty of title, the following described property located in Davidson County, Tennessee:

BEING the West part of Lot No. 1 in the W.L. Horn's Spout Spring Addition, as of record in Book 57, page 100, Register's Office for Davidson County, Tennessee. Beginning at the intersection of Eastland Avenue and Rudolph Street, 305 feet to Lot No. 2 in said addition; thence eastwardly 100 feet; thence northwardly 305 feet to said Eastland Avenue; thence westwardly with said Eastland Avenue 100 feet to the beginning.

BEING THE SAME PROPERTY CONVEYED to Betty Davis by Deed of record in Book 1341, page 88, said Register's Office. Betty Davis has since deceased, leaving said property to her husband, Darden E. Davis, Sr. by will, which is of record in Book 11117, Page 408, said Register's Office.

This is improved property known as: 1700 Eastland Ave., Nashville, TN 37206

TO HAVE AND TO HOLD unto the **GRANTEE**, their heirs and assigns, forever. **AND GRANTOR**, for themselves, their heirs and assigns, do further covenant that they are lawfully seized and possessed of the property hereby conveyed; that they have a good and lawful right to convey the same; that said property is free and clear of any encumbrance, except as herein stated; that they will execute such further assurances of title as may be reasonably required, and that they will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

It is expressly agreed by the parties herein that all taxes for the year ending 1998 are a lien against the property herein conveyed, but are not currently due or payable. Said taxes have been prorated between the parties as of the date of this instrument with the Grantor paying their prorata part thereof to the Grantee who shall be responsible for payment when same become due and payable.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

WITNESS OUR HANDS on this day and year first above written.

Grantors:

Darden E. Davis Sr.
DARDEN E. DAVIS, SR.

By: William H. Davis
William H. Davis, his Attorney-in-Fact

STATE OF TENNESSEE
SS:
COUNTY OF DAVIDSON

8776 10/02 0101 03CHECK 214.50

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named bargainor, William H. Davis, with whom I am personally acquainted and who acknowledged that he is the Attorney-in-Fact for Darden E. Davis, Sr., the within-named bargainor, and as such, he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL, this the 30th day of September, 1998.

M. TODD JACKSON NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My commission expires:
11-18-2001

Notary Public (Seal)

STATE OF TENNESSEE
SS:
COUNTY OF DAVIDSON

I HEREBY SWEAR OR AFFIRM that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $55,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

WITNESS MY HAND AND OFFICIAL SEAL, this the 30th day of September, 1998.

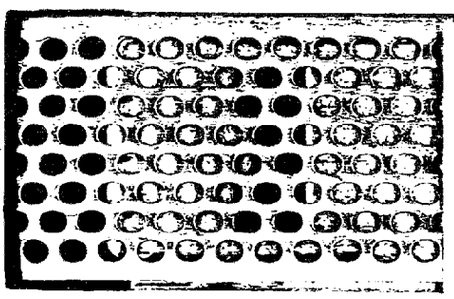
Affiant

SWORN TO AND SUBSCRIBED BEFORE ME, this the 30th day of September, 1998.

M. TODD JACKSON NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My commission expires:
11-18-2001

Notary Public (Seal)



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11139 PAGE 493

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

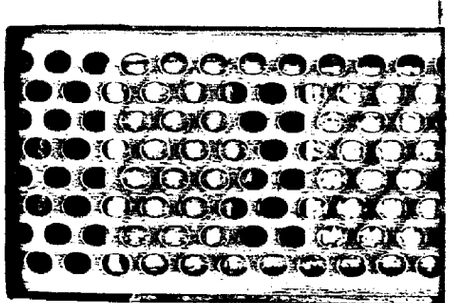
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 55000.00
CON TX 203.50
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 214.50
CHECK 214.50

10/02/98 01 14:06 0001 8776

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0495397
IDENTIF. & REFERENCE

98 OCT -2 PM 2:05
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1354059